

# BUILDING ON DUANE ST. BRINGS \$500,000

## 10 Story Structure Near Court House Site Sold to New Corporation.

### WEST 18TH ST. LOFT SOLD Mrs. Wm. Ziegler, Jr., Buys Apartment House; Clement Court in Resale.

A district which has been known but little activity for months had the distinction of furnishing the leading transaction in yesterday's market reports. The property involved in the deal is the ten story Jones Building at the southeast corner of Duane and Elm streets, just west of Lafayette street, which was sold by the Hollywood Hotel and Cottage Company, William M. Barron, president, to the Elm House Corporation, of which F. H. Hester, H. Harris and H. G. Wiley are directors.

The purchasing company was incorporated at Albany on Monday for the purpose of taking title to the property. It was capitalized at \$500,000, which is said to have been the approximate price paid in cash and by mortgage on the property. The property is assessed by the city at \$400,000 for taxation purposes.

The Jones Building is a loft and office structure, with a large store on the ground floor, which, together with the basement, is under lease to the Exchange Trust Corporation for a term of twenty-one years. The building covers an irregular plot fronting 110.8 feet on Elm street and 162.6 feet on Duane street, and has southerly and easterly lines of 100 and 86.7 feet respectively. It is close by the court house site and is opposite the New York Exchange Building.

The purchase agreement will take title to the property on April 1. It was represented in the deal by Elmer John Ludvig, an attorney, J. H. Harfield, the law firm of White & Case, and for the sellers, The Hollywood Hotel and Cottage Company acquired the property in 1914.

### \$300,000 LOFT IN DEAL.

Charles Galewaki bought from Elia Beth Ferris of Long Branch, N. J., the twelve story fireproof loft building, on plot 50x110, at 80 and 82 West Fifteenth street, near Fifth avenue. The building is fully rented for \$40,000 per annum, and was held at \$300,000. William Sussman and M. L. Hess, Inc., were the buyers. The building was sold by Greenberg, attorney, represented the purchaser, and Stoddard & Mark acted for the seller.

### BUYS 72D STREET APARTMENT.

Title to the thirteen story apartment building at 124 and 126 West Seventy-second street has passed to Mrs. William Ziegler, Jr. of New York. She purchased several million dollars worth of apartment house properties, principally along Park avenue. This latest addition to Mrs. Ziegler's holdings is said to be one of the most successful apartment house ventures in the section. The property occupies a plot 60x100, between Columbus avenue and Broadway, and is bounded by 124th and 126th streets. The building was erected by the G. B. Beaumont Company, which erected the building in 1916, to the 124 West Seventy-second street company subject to a mortgage of \$330,000. It reached Mrs. Ziegler's hands as a result of a mortgage of \$330,000.

### RESALE OF CLEMENT COURT.

Clement court, a seven story elevator apartment house at the northwest corner of Madison and West Twenty-ninth street, which was purchased last week by William Landman & Sons from the Baron de Hirsch Fund, through Louis B. Robert, has again been sold. The new owner of the property is Louis Schlechter, who controls a number of other apartment houses in the upper part of the city. The same broker, who negotiated the sale of the building to Landman & Sons, carried out the resale.

The property occupies a site 120 feet wide on Madison street and 120 feet on Twenty-ninth street. It is divided into large apartments, seven on a floor, and brings in an annual rental of about \$30,000. The building was purchased at \$225,000 by the de Hirsch Fund and carries a mortgage of \$170,000.

### BANK TO BUILD 42D BRANCH.

The Corn Exchange Bank, through A. W. McLaughlin, has purchased the property at 76 Grove street and 7, 8 and 9 Sheridan square, the corner of West Fourth street, as the site for a new branch of the bank. The property is owned by the present owner, who is being prepared by S. Edson Gage.

The site upon which the financial institution proposes to establish what will be its forty-second branch in this city is in the most centrally located site in Greenwich Village. It faces the new subway station of the Seventh avenue subway, and the modern and attractive building is situated on the corner of Grove street and 8.5 feet on Sheridan square.

### OLD KNICKERBOCKER SOLD.

The old Knickerbocker Hotel property, at the southwest corner of Third avenue and Twenty-fifth street, and the adjoining five story building at 336 Third street, were sold last Tuesday by Joseph P. Day to Henry Boettger for \$18,950. James N. Wells Sons represented Mr. Boettger at the sale.

The property occupies a plot 42x54. The hotel is equipped with an electric passenger elevator and other modern improvements and contains a restaurant and grill room.

### FACTORY WANTED.

**FACTORY WANTED**  
In lease, 30,000 square feet, near N. T. City. Reply, with full details, to  
J. H. KELLY, 417 5th Avenue, New York City, Room 1011.

### TO LET FOR BUSINESS PURPOSES.

**FOURTH LOFT—11,500 square feet—in fireproof, sprinklered building—southeast corner of Hudson and Varian Streets—power—heat.**  
Apply to Trustee or your own broker.  
117 Fulton street, New York City.

### REAL ESTATE FOR SALE—QUEENS.

The History of Washington Heights is told in  
**JACKSON HEIGHTS**  
Queensboro Corp., Bridge Plaza, L. I. City.

### COUNTRY REAL ESTATE.

**FOR REAL ESTATE AND HOUSES**  
Write P. O. No. 2, to  
J. M. JAMES, 100 N. 1st St.,  
An Hour from Wall Street.

### REAL ESTATE.

**L. G. WOLF, 1219 B'way, N. Y. City.**  
In L. I. for sale or rent.

# STORE ON EAST SIDE FOR WOOLWORTH CO.

## Other Leasing Transactions Reported.

Edward J. Hogan leased for a term of ten years for the Fordham Realty Corporation, of which Hyman H. Brown is president, a store and basement in the southern half of the one story tax-payer which is to be erected on the southeast corner of Avenue B and Fifth street, on plot 36x100, with an "L" running to Fifth street. This will be the store opened by the F. W. Woolworth Company on the lower East Side. Rental over the term of the lease will be in cash and by mortgage, all liens, March 1, 1920.

### HAVEN AVENUE TRANSACTION.

Daniel H. Sacks purchased from William Gamble, vice-president of the Irving Trust Company, the Hudson View Court, five story new law apartment house, at 112 to 116 West Twenty-sixth street, 171st street. This building contains accommodations for thirty families and was held at \$135,000. J. B. Maxwell was the broker who negotiated the transaction.

### BROWN SELLS 3 PROPERTIES.

Frederick Brown resold to Samuel H. Goldberg, attorney and operator, 560 and 545 West 124th street, lot 124, Nicholas avenue, two five story apartment houses, each on a plot 75x100, housing sixty families. The holding price was \$220,000. Mr. Brown also sold to a client of Harry J. Rogers the five story apartment house, on a plot 25x100, at 2092 Amsterdam avenue, near 164th street.

### KAHN TO ALTER HOUSES.

Otto H. Kahn plans to spend about \$200,000 on alterations to his buildings which he owns at 6 to 10 East Sixty-eighth street into six story American basement structures of the highest type. The alterations, which include complete reconstruction of the interior and the building of new facades of marble.

### FORM COMPANY TO BUY HOUSE.

There is indication at Albany yesterday that West Eighty-fifth street, which he owns at 6 to 10 East Sixty-eighth street into six story American basement structures of the highest type. The alterations, which include complete reconstruction of the interior and the building of new facades of marble.

### DYEING COMPANY SELLS HOME.

Edward H. Burger, attorney and a director of the Reliable Cleaning and Dyeing Works, Inc., closed a contract yesterday for the sale of his home for sale of the building and the entire equipment of the corporation at 427 East 101st street to Louis Stiller, who will be the new owner. The property is a modern structure.

### HALCYON HALL SOLD.

Ennis & Sinnott purchased Halcyon Hall, between Forty-seventh and Forty-eighth streets, at 405 to 407 West 150th street, from Moore & Ashby, the builders of the structure, which occupies a plot 32x100. W. D. Morgan was the broker.

### \$600,000 BUILDING PLANNED.

Plans have been filed for a ten story store and grating building, 107x146, at 107 to 109 West 150th street, near 151st street, and Thirty-ninth street by the Pictorial Review Company, Renwick, Aspinwall & Tucker are the architects, and the cost is estimated at \$600,000.

### OTHER SALES IN MANHATTAN.

BROADWAY—The Nehring Co., Jules Nehring, president, sold for Margaret M. Leonard, 107 to 109 West 150th street, near 151st street, and Thirty-ninth street by the Pictorial Review Company, Renwick, Aspinwall & Tucker are the architects, and the cost is estimated at \$600,000.

### SALES IN BROOKLYN.

Samuel Galitka sold for Francis Opolinsky to a client for investment 360 two story one family houses, each on lot 20x100, at 1293, 1295, 1297, 1299, 1303 and 1305 East Nineteenth street, Flatbush.

### PATERSON AUDITORIUM SOLD.

Louis V. Hinchliffe of Paterson, N. J., bought the Auditorium, a building on Edison street, that city, used for exhibits, dances, sports and meetings from the Hamilton Trust Company of Paterson. The price paid has been withheld. The property was formerly owned by Col. Robert Mitchell.

### OTHER SALES IN THE BRONX.

CRESTON AVENUE—The Bronx Real Estate Trust Company sold to P. H. Gerson, a company, P. H. Gerson, president, for immediate improvement, the plot of four lots, 125x100, on the west side of Creston avenue, 116 feet wide, bounded by 209th and 210th streets, near 211th street. The buyer and seller are B. H. Welsker, the seller.

### UNIVERSITY AVENUE—B. Posner

bought 16 University avenue, a thirty-two family apartment house, held at \$105,000 and renting for \$19,000, through Brenner & Rubin.

### EAST 160TH STREET—Louis Kahn & Pittman

bought 160th street, a five story new law apartment, Alexander Selkin and David Mints negotiated the sale.

### SOUTHERN BOULEVARD—The West-

Merger Corporation sold through Richard Prendergast the two family dwelling at 1125 Southern boulevard.

### WEST 147TH STREET—Charles P. Co.

sold for the United States Trust Company, as trustee, 238 West 147th street, a five story apartment, 27x100, to a client for investment.

### Clients of H. M. Moses bought 29

West Eighty-sixth street, a four story dwelling, 23x100.

### WEST 120TH STREET—A client of

T. Bower bought from Francis H. Hanford 17 West 120th street, a three story dwelling, 19x131.

### WEST EIGHTH STREET—The West-

Merger Corporation the five story house, 30x100, at 61 West Eighth street, to a buyer who will alter the interior.

# TRANSACTIONS RECORDED.

## TRANSFERS.

(With name and address of owner and transferee.)  
(South of Fourteenth street.)  
GREENWICH AV. 41, w. e. 4x121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650